

BOSTON REDEVELOPMENT AUTHORITY
CAMPUS HIGH SCHOOL URBAN RENEWAL PROJECT (Mass. R-)

Early Land Program

Land Use and Building Requirements

A. Introduction

As part of the early land activities proposed by the Authority, a parcel, as shown on the attached Land Disposition Map, will be available for disposition. It is the intent of the Authority to dispose of all or a portion of the said parcel subject to the following land use and building requirements.

B. Description

The Disposition Parcel is bounded generally by the proposed Southwest Expressway and Inner Belt, Shawmut Avenue and Roxbury Street. For the purpose of promoting the most desirable development of this site, the Authority may subdivide the Disposition Parcel into appropriate sub-parcels. In the event of subdivision, the disposition of each sub-parcel shall be subject to the applicable controls and requirements set forth herein and shall also be subject to such additional controls and requirements as the Authority deems to be suitable for the orderly and consistent development thereof.

C. Planning Objectives

With the construction of the proposed new expressways, this site will have a particularly high degree of accessibility and visibility. Consequently, in order to take full advantage of the site's locational importance, it should be devoted to a prime educational use for the benefit of the entire City, such as a City-wide Campus High School, and the development of this community facility and all necessary supporting amenities is the primary planning objective. A secondary objective is the improvement of traffic flow by the realignment of Roxbury Street from Dudley Square to Tremont Street.

D. Land Use Controls

1. Permitted Uses: The primary reuses of this Parcel shall be for public educational purposes, for the realignment of Roxbury Street and for other street and highway purposes. Alternate land uses permitted for the Parcel or specified sub-parcels shall include public open space and off-street parking and institutional uses which are accessory to abovesaid primary reuses. All land in the parcel not designated for uses designated above shall be devoted to use for low- and moderate-income housing and uses accessory thereto.

2. Building Requirements: The development of this Parcel shall be required and the developer thereof shall be obligated as part of a land disposition agreement to be entered into with the Authority to construct the improvements within a stated time schedule in accordance with the land use controls and building requirements set forth herein and such further controls and requirements as may be established by the Authority at the time of disposition.

3. Access: Adequate vehicular and pedestrian access, as appropriate, to all facilities shall be provided.

4. Easements: The Authority may reserve easements as necessary or desirable for utilities, public rights-of-way, or pedestrian walkways through the parcel.

5. Design Review: Site plans, plans and elevations of buildings and building specifications shall be subject to design review and approval of the Authority. In addition, the Authority, at the time of disposition, shall establish suitable controls relative to floor area ratio, height, setback, pedestrian easements, signs, landscaping, and related matters.